

Narrative

General Information

County Name: [Howard County](#)

Person Performing Ratio Study: [Jay Morris](#)

Contact Information: jay@avs-in.com – 765-457-6787

Vendor Name (If Applicable): [Ad Valorem Solutions, LLC](#)

Additional Contacts (For purposes of the ratio study):

[Jaime Morris](#); jaime@avs-in.com 765-457-6787

Sales Window (e.g. 1/1/18 to 12/31/18):

[For the Howard County ratio study sales were used from 01/01/2018 – 12/31/2018 for all groupings except for Jackson Township residential improved and the Commercial and Industrial grouping for both vacant and improved. For those the time window was expanded to 01/01/2017 – 12/31/2018.](#)

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

[No. We did not have enough paired sales to establish a reliable time adjustment.](#)

Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

[The Residential Vacant land was grouped \(L1\). All of the townships could stand alone, but with the exception of Center and Harrison none of them have enough sales. For this reason, we have always grouped our land as one grouping.](#)

[Due to the limited amount of sales, all commercial and industrial land was trended together \(L2\). There were not enough sales in any one neighborhood to make any trending adjustments.](#)

[The commercial properties primarily are in Center, Harrison, and Taylor townships. Due to the neighborhoods and market areas crossing township lines, the commercial and industrial properties are grouped \(C1\).](#)

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

| Property Type | Townships Impacted | Explanation |
|----------------------|--|--|
| Commercial Improved | Liberty Twp. >10% | Two parcels spit from ag to commercial and apartment complex raised due to sales. |
| Commercial Vacant | Center Twp. >-10% Honey Creek Twp. >10% Liberty Twp. >-10% | There were several parcels that were changed from commercial to industrial. As well as three parcels that are zoned commercial but are being farmed. These three reduced the assessment \$854,400. Two parcels changed from res and ex to comm. Two parcels split from commercial to Ag. |
| Industrial Improved | Honey Creek Twp. >10% | Two parcels went from Exempt to taxable. |
| Industrial Vacant | | |
| Residential Improved | | |
| Residential Vacant | Clay Twp. >10% Harrison Twp. >10% | There were about 15 parcels removed from developers discount. There were about 12 parcels removed from developers discount. There was also a new subdivision added. |

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. [The Northern part of Center Township was reviewed as part of this phase of reassessment.](#)

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed. [The land order for Center Township will be put together for 2020 pay 2021. We are completing the land order with each phase of the reassessment, but with Center being split into two years, we will be completing it next year.](#)

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

[With the number of sales in Howard County, during the trending process we would look at 2 to 3 years worth of sales to assist with some neighborhoods that did not have a lot of sales. However, our final study was completed with the sale dates established above.](#)